

REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPLICATION FOR US EPA BROWNFIELDS ASSESSMENT GRANT

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

A. Applicant Eligibility

The Redevelopment Agency (Agency) of the City of Chula Vista, California (City) is an eligible applicant and recipient for an EPA Community-Wide Brownfields Assessment Grant as a “local government” defined under 40 CFR 31.

B. Letter from the State or Tribal Environmental Authority

The state oversight agency provided a letter of support for the Agency’s Community-wide Brownfields Assessment Grant for Chula Vista’s Southwest Redevelopment Project Area. Please see Attachment 1.

C. Site Eligibility and Property Ownership Eligibility

The Agency is applying for a Community-wide Assessment Grant for petroleum; therefore, this section is not applicable for this proposal.

RANKING CRITERIA FOR ASSESSMENT GRANTS

A. Assessment Grant Proposal Budget (max 10 pts)

Table 1. BUDGET SUMMARY

Budget Categories	Project Tasks					
(programmatic costs only)	Task 1 Inventory	Task 2 Community Outreach	Task 3 Phase I ESAs⁴	Task 4 Phase II SIs⁵	Task 5 Cleanup & Redevelopment Planning	TOTAL
Personnel¹						
Fringe Benefits¹						
Travel²	\$500	\$500	\$500	\$500	\$500	\$2,500
Equipment³						
Supplies	\$1,000	\$3,500			\$1,000	\$5,500
Contractual	\$ 8,000	\$6,000	\$70,000	\$103,000	\$5,000	\$192,000
TOTAL	\$9,500	\$10,000	\$70,500	\$103,500	\$6,500	\$200,000

Notes:

¹ The Agency will not use grant funds to pay for salaries or benefits for Agency personnel.

² Estimated travel expenses for one program director to attend Brownfield-related conferences. Travel is dispersed throughout all five tasks, and will be used when relevant conferences/workshops are offered throughout the grant period.

³ No equipment will be purchased for this Community-wide Assessment Grant.

⁴ Phase I estimate is for between 12 and 15 sites.

⁵ Phase II estimate is for up to five (5) sites.

Note: Travel costs are dispersed throughout all five tasks (\$500 per task; \$2,500 total), and will be used for one program director to attend brownfields workshops when offered throughout the grant period.

Task 1: Inventory (\$9,500)

Task 1 will create an inventory of potential brownfield sites and will document property data, business activities, petroleum use, past releases of petroleum, such as leaking underground storage tanks, and funding eligibility. The inventory will be integrated into the existing City Geographic Information System (GIS) so City personnel and property owners can use the inventory in land use planning, issuing permits, assessing threats to public health, prioritizing redevelopment efforts, and tracking any conditions, controls or restrictions on a property due to environmental conditions.

Deliverable: Inventory of Potential Brownfields

Budget Allocation: The Agency will hire a consultant to complete an inventory that utilizes existing data and addresses data gaps, for a cost not to exceed \$8,000.

Deliverable: Inventory integrated into City's existing GIS system

Budget Allocation: The Agency will fund this deliverable.

Deliverable: Community Notification

Budget Allocation: The Supplies for Task 1 (\$1,000) will be for flyers, postage, or other community notification supplies, as needed.

Task 2: Community Outreach (\$10,000)

A Community Involvement Plan will be developed to ensure that community outreach is conducted at all phases of the grant period. Outreach will inform the public about the progress of grant activities, and obtain community opinions about site prioritization and cleanup and redevelopment planning. Outreach will include a brownfields web site, existing email and mailing lists for the Southwest, direct contact with area residents, businesses, and non-profits, and discussion at city public hearings.

Deliverable: Ongoing Community Involvement at all stages, particularly in site prioritization and planning for cleanup and redevelopment.

Budget Allocation: The \$6,000 allocated for community outreach will pay for the technical consultant's time at several community meetings and public hearings, graphic design for flyers and web site communication, and third-party meeting facilitation, as needed.

Deliverable: Community outreach materials

Budget Allocation: Supplies funds (\$3,500) will cover costs associated with community outreach products such as the reproduction of printed outreach materials, postage as needed, and event costs such as meeting space reservation and refreshments.

Task 3: Targeted Phase I ESAs (\$70,500)

Task 3 will complete Phase I Environmental Site Assessments (ESAs) for 12 to 15 sites, which will be prioritized using data generated from the inventory in Task 1, according to the threat posed to human health and the environment. Sites that threaten sensitive receptors, have willing movers, or are delinquent or abandoned will be emphasized. Phase I ESAs will be conducted in accordance with the U.S. EPA's All Appropriate Inquiry (AAI) rules.

Deliverable: Phase I ESAs for 12 to 15 sites

Budget Allocation: The Agency will hire a consultant to conduct 12 to 15 Phase I ESAs, at an approximate cost of \$4,500 to \$6,000 per ESA, for a total cost not to exceed \$70,000.

Task 4: Phase II Site Investigations (\$103,500)

Based on the results of the Phase I ESAs, the Agency estimates that up to five Phase II Site Investigations (SI) will be conducted in the Southwest Redevelopment Project Area, in accordance with Cal-EPA Department of Toxic and Substance Control's Voluntary Cleanup Program requirements. Selection of Phase II sites will be based on the criteria used for Phase I selection, and additional or different criteria obtained through community input. Project deliverables will include items such as a Sampling and Analysis Plan, Quality Assurance Plan, Project Plan, Health and Safety Plan, and Summary Report.

Deliverable: Phase II SIs for up to 5 sites

Budget Allocation: The Agency will hire a consultant to conduct up to 5 Phase II SIs, for a total cost not to exceed \$103,000. The cost for each Phase II will depend on the size of and contamination present at sites prioritized for assessment.

Task 5: Cleanup and Redevelopment Planning (\$6,000)

Based on community input and the results of the Inventory and Phase I and II Assessments, a neighborhood cleanup program will be developed. The cleanup program will outline next steps for successful cleanup of the prioritized sites to eradicate high-risk sites, enhance the local neighborhood, and create opportunities for redevelopment.

Deliverable: Neighborhood cleanup program

Budget Allocation: The Agency will hire a consultant to provide technical expertise on next steps for cleanup, remediation, and redevelopment of prioritized sites.

Deliverable: Community Notification

Budget Allocation: Supplies for Task 5 (\$1,000) are for flyers or other forms of community notification (and postage, as needed) to invite the public to participate in cleanup planning.

B. Community Need (max 15 pts)

B-1 Provide a detailed description of the target community.

The target community is the Southwest portion of Chula Vista, California, a city of over 223,000 residents that is located twelve miles south of Downtown San Diego, and five miles north of the international border with Mexico. A large part of Southwest Chula Vista is within the Southwest Redevelopment Project Area, where the Agency has several tools to facilitate brownfield cleanup and redevelopment. The Southwest target community includes some of the poorest neighborhoods in Chula Vista, where Redevelopment Areas, Community Development Block Grant Areas, and State Enterprise Zones overlap. These neighborhoods experience higher levels of unemployment, poverty, single parent households, and renter-occupied housing than countywide averages, and lower educational attainment rates. However, Southwest Chula Vista's historic character, ethnic diversity, strong residential communities, and increasing private investment give it potential to grow into a more vibrant, safe, and healthy community.

The Redevelopment Project Area overlaps six Census Tracts (131.03, 101.03, 132.04, 132.05, 132.06, and 133.08) with a total population of 24,165. The broader affected target community of Southwest Chula Vista has over 70,000 residents. The community is characterized by the following:

- **Median household income is \$38,601**, which is 28 percent lower than the citywide median income and 24 percent lower than countywide (2006 Estimates for 91911 zip code).

- **Poverty rate of 16.5 percent**, compared to 12.6 percent countywide; one Census Tract had a 33.9 percent poverty rate (2000 Census).
- Significant concentrations of **sensitive populations**: 31.5 percent children and teens, over 12 percent senior citizens age 65 and up.
- Population is **74 percent Hispanic**, 16 percent Caucasian, 5 percent Asian, less than 3 percent African American, and less than 1 percent American Indian.

Much of Southwest Chula Vista was annexed from the County in 1985 and developed under less regulatory planning and zoning codes than the rest of Chula Vista. After annexation, based on findings of blight, the City adopted the Southwest Redevelopment Project Area to revitalize important industrial corridors, such as Main Street, through parcel assemblage and remediation of contaminated properties. The Project Area encompasses approximately 1,069 acres of urban land, and is generally bound by the San Diego Bay to the west, L Street to the north, the I-805 Freeway to the east, and the Otay River to the south.

This area was originally agricultural, and was redeveloped in piecemeal fashion with a broad mix of commercial, industrial, and residential uses, many of which are incompatible with one another. Currently, the area is developed with a multitude of small parcels and light-industrial uses, including plating shops, auto repair shops, tire shops, auto wrecking yards, recycling operations, outdoor auto storage, and similar uses. Many of these facilities are dilapidated and underutilized, occupying significant portions of land but employing few people and generating little revenue for the City. The Southwest has a long history of deficient infrastructure, such as storm drain systems, to support the intensity of and types of existing land uses. As a historically unincorporated area in the county, there was limited coordination, long-term planning, or oversight of land uses in the Southwest. Property owners became accustomed to the lack of oversight, and even today are unaware of, or simply ignore, building codes and environmental regulations.

Recently, non-profit and community groups have drawn attention to how the built environment and air quality in Southwest Chula Vista can contribute to adverse health conditions. Major polluters in the Southwest include two major Interstates and the 50-year old, 700 Mega Watt South Bay Power Plant. The Power Plant uses a bay water cooling system which is detrimental to marine life, and causes health risks to nearby residents. Within a six mile radius of the plant, 77 percent of residents are Latino and 21 percent live below the poverty level. Southwest Chula Vista has four times as many regulated polluter facilities per square mile as the city or county have on average. Southwest Chula Vista is home to 758 polluting facilities regulated by the county and/or the state air quality oversight agency, or 124 facilities per square mile (Environmental Health Coalition).

Health indicators related to environmental contamination are higher than average in Southwest Chula Vista and have disproportionate impacts on sensitive populations such as children and low-income families.

- Overall, **20.2 percent** of adults in South San Diego County report that their **health is poor to fair**, one of the highest rates in the county.
- The **asthma hospitalization rate for children 0-4 is 347 per 100,000** children in South San Diego County—**28 percent higher than the county average**—and disproportionately affects Hispanic and African American populations.

- Ten percent of houses were built before 1950, and more likely to have **lead paint** (Environmental Health Coalition).
- **Twenty-four percent of children under six live in poverty**, compared to city and county averages of 14 and 18 percent (Environmental Health Coalition).

Community-based public health groups like Walk San Diego and Healthy Eating, Active Communities emphasize the built environment's role in creating a healthy, walkable community.

- A higher than average percent of households do not have cars, and **public trolley stops and bus routes** in the Southwest have some of the **highest ridership rates in the county**.
- The **childhood overweight rate of 36 percent is one of the highest in the state**, much higher than the state average of 26.5 percent (California Center for Public Health Advocacy).
- **Diabetes-related hospitalizations are 29 percent higher** than the county average.
- **Walkability** is limited by major arterial roads and aging or absent infrastructure, which make pedestrian access inadequate in many areas.

One of the Project Area's primary assets is the Otay River Valley, a sensitive habitat area that abutts and overlaps the southern boundary of the Project Area. The Otay River Valley is the subject of various conservation planning efforts, and its preservation is critical to the region and to Southwest Chula Vista, which suffers from park and open space deficiencies.

B-2 Explain how the targeted community will benefit from this grant.

The Community-wide Assessment grant will be an essential part of improving air quality, public health conditions, walkability, park and open space preservation and creation, and quality of life in Southwest Chula Vista. In the past, new businesses have been reluctant to locate or invest in the Southwest Redevelopment Project Area due to aesthetic issues, problematic parcel configuration, and uncertain environmental problems (both real and perceived). The Assessment Grant will remove much of the risk and uncertainty from redevelopment by accurately identifying contaminated sites. It will make redevelopment more feasible by assessing key sites and creating a remediation strategy. Prioritizing sites that have the greatest risk to human health or the Otay River Valley, and that also have the highest redevelopment opportunities will ensure that redevelopment is feasible and will have the greatest possible impact.

The Grant's role in facilitating redevelopment will benefit the targeted community as follows:

- Increasing attention on addressing incompatible land uses and resulting health risks.
- Attracting new businesses and investment and creating jobs to address unemployment.
- Focusing attention on the highest-polluting and highest-risk sites, to have the greatest impact on public health indicators such as asthma.
- Preserving the Otay River Valley, which is a sensitive habitat area, and is the largest open space resource available for residents of Southwest Chula Vista and the region.
- Stimulating increased tax increment revenues from new development in the Redevelopment Project Area, which can be used to make critical infrastructure improvements in the area and improve walkability.
- Increased redevelopment and resulting tax increment revenues, which will increase funds available for affordable housing to assist low-income families and prevent displacement.
- Facilitating walkability improvements to help reduce rates of childhood obesity and diabetes.
- Improving water and air quality in the community.

B-3 Characterize the impact of brownfields on your target community.

According to County data, key corridors in the Project Area contain:

- Approximately 39 facilities reported to have leaking underground storage tanks releases.
- Over 300 facilities that use/generate petroleum products or hazardous substances or wastes.

The concentration of so many facilities that use or generate petroleum and hazardous substances or wastes, and contain leaking underground storage tanks presents major health risks to children and families, and environmental impacts to parkland and sensitive habitats. Children in this area have higher than average asthma-related hospitalization rates. Many known or suspected contaminated sites are vacant, where children could potentially be playing. Adults in South County report their health to be worse than countywide averages. The target community is largely a walking community; brownfields both limit walkability and present risks to pedestrians.

Southwest Chula Vista's industrial land uses and brownfields are heavily concentrated along two main corridors. The Main Street corridor is surrounded by medium- and high-density residential areas to the north and east, and the Otay River Valley to the south. The Otay River Valley, abutting and overlapping the southern boundary of the Project Area, is a sensitive habitat area that is the subject of various conservation planning efforts, including the Multiple Species Conservation Program, the U.S. Fish and Wildlife Service San Diego National Wildlife Refuge, and the Otay Valley Regional Park. The entirety of the Main Street corridor is also contained within the Otay River Watershed. Brownfield sites along the Main Street industrial corridor present serious health risks and environmental risks to surrounding residents and sensitive habitats in the Watershed. Many known and suspected contaminated sites are adjacent to the Otay River, and groundwater runoff presents significant environmental risks.

Common forms of contamination in the area include illegal dumping or unpermitted disposal, particularly of burn ash. It appears that dumping of wastes in the Otay River Valley was habitual, possibly because (1) it was historically a rural area on the outskirts of a major urban area and thus a convenient dumping area, and because (2) as properties were developed, owners and builders sought to level the land and fill in the numerous gullies, drainages, and seasonal streams that would have been located adjacent to the Otay River. Burn ash was an available and free material that appears to have often been used for this purpose.

Some notable known brownfields in and nearby the Project Area, whose environmental issues are likely indicative of what might exist throughout the Project Area, include the following:

- **Reliable Waste** - A site that encountered unexpected contamination due to illegal dumping and truck maintenance during redevelopment. Although the site was eventually redeveloped, the unknown contamination resulted in significant schedule and cost overruns. Situations like this have made potential developers wary of the Southwest Redevelopment Project Area.
- **Apache Services** - A known unpermitted disposal site located adjacent to the Otay River. The Navy dumped various wastes on the site, including sandblast grit and burn ash, and there was a fire that escalated the problem. This facility was once included on the state Superfund list, but the Navy conducted a cleanup and it was removed.
- **Shinohara** - A multi-acre site that abuts the Otay River. It was redeveloped as an auto park, and burn ash, containing high concentrations of metals, was found throughout the site.
- **Omar Rendering** - A multi-acre site that was occupied by a pig farm prior to 1947, a rendering plant from 1947 to 1982, an auto wrecking yard from 1958 to 1974, a trucking

facility in the 1950s, and a Class I liquid industrial waste management facility from 1958 to 1978. These land uses resulted in significant soil and groundwater contamination. Concentrations of numerous contaminants were found in the soil, soil gas, and groundwater. Portions of this facility have been redeveloped with auto sales and service facilities.

C. Site Selection Process (max 6 pts)

C-1 Describe how sites were selected/will be selected and how you will determine that sites selected are eligible for funding under the statute.

In the first phase, an area-wide inventory will compile data on business type and ownership, use, generation, or release of petroleum products and hazardous substances. The inventory is intended to identify properties that: (1) have current or historic petroleum leaks, (2) have violated petroleum permits, (3) are eligible sites under the Brownfields statute (i.e. not sites on the National Priorities List, under U.S. government control, or subject to court orders under CERCLA). The EPA's EnviroMapper database and Cal-EPA's EnviroStor database will help determine site eligibility. Information collected in the inventory will be used to complete an EPA Property Profile Form for each site, and information will be put on a Chula Vista brownfields web site. Data will also be incorporated in the existing Citywide Geographic Information System (GIS) so City personnel and property owners can use it in planning and development processes.

Eligible contaminated sites will be prioritized for Phase I site assessments based on:

- Proximity to sensitive receptors, such as six schools located in the immediate area, residences, or biological or ecological resources such as the Otay Valley Regional Park and river basin.
- Sites where petroleum leakage has occurred or is occurring, and owners are willing to relocate.
- Vacant or open space areas thought to be impacted by petroleum.
- Properties that would facilitate early redevelopment efforts in accordance with the Southwest Redevelopment Plan and the Redevelopment Five Year Implementation Plan.

The next phase will conduct Phase I Environmental Site Assessments (ESAs) on 12 to 15 sites with the highest priority rankings, in accordance with the EPA's AAI rules. Sites where Recognized Environmental Conditions are identified through Phase I ESAs will be prioritized for up to five Phase II Site Investigations, based on the prioritization factors listed above and/or additional prioritization factors obtained through community input.

C-2 Describe possible or previous inventory activities, prioritization efforts, or other activities.

Although the Agency has not conducted prior community-wide inventory or prioritization activities in the Southwest, the Southwest Redevelopment Project Area is currently being targeted for increased investment and redevelopment, which has already occurred in other areas of the City. In 2006, the Agency adopted a *Five Year Implementation Plan* for the Southwest Redevelopment Project Area establishing policy direction that calls for: (1) the preparation of a Specific Plan, and (2) brownfields assessments and cleanup.

C-3 If you anticipate conducting assessment activities on privately owned sites, discuss possible access issues and how you would resolve the issues.

The Agency will prioritize sites with willing business or property owners, and sites that have the highest redevelopment opportunities. Additionally, the City has a close partnership with the Chula Vista Chamber of Commerce, which has a vested interest in making Southwest Chula Vista a safe and desirable place for businesses to locate. The Chamber has membership and influence citywide, and could work with business owners to facilitate site access for certain properties.

If site access is not obtained through these means, as a Redevelopment agency in the State of California, the Chula Vista Redevelopment Agency can use the California Polanco Act to gain site access. This state legislation was enacted to assist redevelopment agencies in redeveloping brownfield sites, and gives agencies the authority to order or undertake environmental investigation and cleanup actions on property within a redevelopment project area like the Southwest Redevelopment Project Area. The legislation gives redevelopment agencies the authority to “take any actions that the agency determines are necessary and that are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property within a project area, whether the agency owns that property or not” (California Health and Safety Code Section 33459.1(a)).

D. Sustainable Reuse of Brownfields (max 12 pts)

D-1 Prevent pollution and reduce resource consumption.

This grant will lead to the cleanup and redevelopment of brownfields in the Project Area which would prevent pollution and reduce resource consumption by providing opportunities to:

- Address existing infrastructure deficiencies, which would reduce contaminated groundwater runoff and drainage into the Otay Valley Regional Park and riverbed.
- Improve pedestrian infrastructure, which would increase walkability and reduce vehicular traffic and emissions.
- Correct incompatible zoning, by attempting to consolidate industrial land uses and move them farther from schools, residences and other sensitive receptors.
- Apply green building standards and energy conservation technologies to new residential, commercial, and industrial development.
- Use native landscaping that conserves water.

These redevelopment opportunities would further the City’s goal of becoming a model sustainable community for the rest of California. The City has partnered with public and private energy stakeholders such as the U.S. Mayors Climate Protection Agreement, the Gas Technology Institute, the National Energy Center for Sustainable Communities, and the local gas and electric company to promote goals for energy conservation and community-wide sustainability. Chula Vista was selected as an affiliate of the National Energy Center for Sustainable Communities, and has partnered with the National Energy Center and San Diego State University to develop a permanent research, education, and training facility and technology center on five acres in the City. There are only a handful of such affiliates worldwide. This partnership will support the use of brownfield sites as advanced demonstration areas for community “eco-economic” development and distributed energy technologies. In turn, development of these sites will help spur the rapid integration of new technologies to improve building performance and incentivize brownfield revitalization.

The City's land use plans and policies also encourage and incentivize high-performance, green building technologies and standards, including Leadership in Energy and Environmental Design (LEED) certification. The Chula Vista Municipal Code requires a Recycling and Solid Waste Plan for new construction and redevelopment projects, to describe how the applicant will meet local and state mandates regarding recycling.

D-2 Promote economic benefits.

The Southwest Redevelopment Project Area is less than five miles from the U.S.-Mexico border and has access to San Diego Bay, which presents tremendous opportunities for cross-border commerce and trade. Much of the Project Area is within a state Enterprise Zone, which (1) allows new businesses to claim state income tax savings and other advantages, (2) stimulates business and investment, and (3) spurs job growth. Agency staff has a small business development program and has working partnerships with the local Chamber of Commerce and workforce development organizations. Job creation stimulated by redevelopment in the Southwest Project Area would be assisted by these programs and incentives, and would address the higher-than-average unemployment rate (7.2% in 2000 compared to 5.4% countywide).

Redevelopment would increase property values and the tax base in the area. The Southwest Redevelopment Project Area's status as an established redevelopment area would allow the Agency to leverage increased tax revenues for reinvestment back into the local infrastructure to support more new growth and development opportunities, as well as affordable housing opportunities.

D-3 Promote a vibrant, equitable, and healthy community.

Southwest Chula Vista has a high concentration of sensitive populations such as children, seniors, low-income households, and minority populations who are disproportionately affected by environmental contamination and related adverse health conditions. The Assessment Grant would focus resources in a target community where they would have the greatest impact. Southwest Chula Vista currently has less services and public amenities than other areas of the City. For example, there is only one full-service bank in the target community, and a preponderance of check cashing institutions. The community has much lower per capita park and open space rates than the rest of the City, and does not enjoy an active cultural or senior center. Walk audits done by local community groups demonstrate significant challenges to pedestrians, including children walking to school. Redevelopment, facilitated by the assessment and cleanup of brownfield sites, has the potential to address these equity concerns and make the Southwest a healthier community.

The Community-wide Assessment Grant would complement ongoing City and community partner activities each addressing different areas of community need: (1) missing and deficient infrastructure (roads, curbs, gutters, sidewalks, storm drain system, etc.), (2) community walkability, (3) parks and recreation, (4) land use patterns and compatibility, (5) affordable housing, (6) environmental quality, (7) open space conservation, and (8) habitat planning. Many of the initiatives, which involve partnerships with the local community and key stakeholder groups, can best be achieved concurrently with brownfields cleanup and redevelopment. For example, the Redevelopment Agency is required to use 20 percent of its tax increment financing to develop high quality housing that is affordable to low income residents. Many of these projects include senior housing and/or community services and programs.

E. Creation and/or Preservation of Greenspace/Open Space or Nonprofit Purpose (max 5 pt)

Grant activities will help protect the Otay River and Otay Valley Regional Park, and may facilitate restoration projects or the creation of greenspace to add to the park. The Otay Valley Regional Park is a regional asset, and is the only large open space area available for residents of Southwest Chula Vista. Adjacent brownfields pose a major threat to the success of the Park and the environmental integrity of the River Valley. Deficient or non-existent storm drain systems have caused significant problems with contaminated run-off. Through the inventory, Phase I and Phase II assessments, the Community-wide Assessment Grant will help quantify the actual level of risk nearby contaminated properties have on the Otay River Valley and other environmental resources. Remediation activities will play a major role in the short- and long-term success of planning efforts that are underway for the Otay River Valley.

Redevelopment, through brownfields remediation, can create new parks and open space for residents in the target community. This would be consistent with the City and Agency's parkland and open space requirements of three acres per 1,000 persons.

The Community-wide Assessment Grant may also provide opportunities through redevelopment to dedicate additional land to non-profit uses. Making land available for redevelopment will attract new projects and generate additional tax increment funding, 20 percent of which must be used for affordable housing. The Redevelopment Agency recently contributed \$5 million to a model energy efficient affordable housing project in the area, and assisted in the development of senior housing, a community recreation center, and a local library. Southwest Chula Vista would benefit from a cultural or senior center, or additional childcare centers or community clinics. Existing non-profits may wish to take advantage of redevelopment opportunities as well.

F. Pre-Award Community Notification (max 12 pts)

F-1 Describe how the targeted community(ies) was and will be notified of your proposed plans.

The Agency will be responsible for notifying the targeted community of its proposed plans to implement community-wide assessment activities should this proposal be selected. Prior to the award determinations, the Agency notified the community of its intent to apply for the grant by posting it on the Agency web site. Through ongoing community outreach efforts in Southwest Chula Vista, an interest list of community stakeholders for the area already exists and is continually updated. If awarded, the Agency will use that distribution list, and other traditional outreach methods such as the web site, City boards and commissions meetings, public hearings, and newspapers to notify the community. The Agency will also use non-traditional outreach measures, recognizing that a large part of the Southwest community is Spanish-speaking and may not have internet access. The Agency will translate all documentation into Spanish, and will post information at the Library, Recreation Center, schools, and major non-profits and faith-based institutions. The Agency may partner with community organizations that have more direct contact with the public to assist with notification. Neighborhood meetings held in the target community with childcare and Spanish interpretation provided would be a more effective way to gather public comment than through traditional public hearings.

F-2 Explain why the notification method proposed above was/is the most appropriate way to reach your target community.

While the Agency will comply with all legal noticing requirements such as bulletin board and newspaper postings, it recognizes that this is not sufficient outreach to effectively reach the target community in Southwest Chula Vista. The community is 74 percent Hispanic, and a large part of the population is Spanish-speaking, so outreach materials will be translated into Spanish. Additionally, anecdotal evidence suggests that much of the community does not have reliable internet access, so traditional email lists and web postings will reach some of the community but not the broadest spectrum. It will be necessary to also use printed flyers or brochures and to place them in community gathering locations. Additionally, working with community partners to conduct outreach will reach those who may distrust government or who may benefit from more culturally sensitive outreach. Neighborhood meetings would be a more appropriate meeting format rather than public hearings because they could be held in the local community at convenient times and provide childcare and Spanish interpretation. They also provide a less intimidating format for the public to provide input.

F-3 How long of a comment period did/do you propose? What forms of outreach did/will you employ to encourage community comment over this period?

The Agency will allow a minimum of 30 days for public comment. Before the public comment period begins, Agency staff will hold neighborhood meetings to present an overview of brownfields, the health and environmental risks they pose to the community, the steps that must be taken to inventory, assess, clean up, and redevelop brownfield sites, and the EPA grant application procedures and timeline. Staff will also attend relevant boards and commissions to present information prior to the 30-day public comment period. Comments will be taken at the meetings, and the public will also be notified at meetings and through outreach methods described above (web site, flyers at community focal points, interest lists) that they can submit comments in writing or online at the Agency web site.

F-4 What were/are your plans for addressing comments received?

Comments received will be compiled by Agency staff, and will be summarized and available for viewing on the Agency web site. Staff will also circle back with the community to discuss comments received to ensure an effective feedback loop so the public will know how their comments will be used.

G. Ongoing Community Involvement (max 16 pts)

G-1 Discuss your plan for involving the affected community in cleanup decisions or reuse planning. Describe what community involvement activities, if any, have already occurred.

If selected for the grant, The Agency will seek to partner with key stakeholder groups who have access to different segments of the Southwest's cultural and business communities to engage the broadest possible spectrum of residents, businesses, property owners, and other. The Agency has existing partnerships with several community-based groups that have established public trust. Agency staff will speak about brownfields at existing community forums and will likely hold additional community meetings to: (a) educate the community about the health, safety, and environmental risks of brownfields contamination; (b) receive input and participation in the Agency's implementation of the grant; and (c) initiate a public education and outreach program about the importance of inventorying and assessing brownfields sites for cleanup and

redevelopment. The City/Agency will also use the City and Redevelopment Agency web sites to provide the public access to brownfields information, resources, and contacts. The Redevelopment Agency has also made significant progress during the last five years establishing and maintaining important relationships with the regional development community.

G-2 Describe your efforts and/or plans to develop partnerships at the local, state, and/or tribal level with other stakeholders.

The Agency will build on existing relationships with state and local regulatory and land use agencies, environmental organizations, grass roots community groups, and public health groups to ensure appropriate and sustainable cleanup. Many of these partnerships have been strengthened recently through collaborative work on the Otay Valley Regional Park. The Agency will work with the state regulatory agency to facilitate or oversee non-tank release cases and water quality issues, and with the local regulatory agency to oversee leaking underground storage tank cases in the Project Area to ensure that cleanup accounts for all exposure pathways. The City/Agency will hold individual and joint workshops with these groups and create a collaborative planning and cleanup process.

G-3 Describe your specific plans for communicating the progress of your project(s) to citizens, including plans for communicating in languages indigenous to the community or other efforts to reach the targeted community as well as the broader community.

In addition to using appropriate web site communication, the City/Agency will seek to partner with local community organizations to provide ongoing progress reports via newsletters, e-mail and mail distribution lists, and other media. Documents will be translated into Spanish considering that the target population is 74 percent Hispanic. The City/Agency will also continue to use public forums such as City Council and Redevelopment meetings, and local community organizations to provide ongoing progress reports.

G-4 Provide a list of the community-based organizations involved in this project.

The following table lists key community-based organizations the Agency has notified about the grant application and proposed Southwest Brownfields Cleanup Program. If awarded the grant, the Agency will seek to work with these organizations to build partnerships that work toward common environmental goals and brownfields objectives.

Organization	Contact	Phone #	Activities/Representation
Environmental Health Coalition	Laura Hunter	(619) 474-0220	Advocacy group created to protect public health, reduce adverse health indicators such as asthma, fight toxic pollution, and promote environmental justice.
Chula Vista Chamber of Commerce	Lisa Cohen	(619) 420-6603	Community-based business organization created to represent and promote the interests and needs of local businesses.
Mexican American Business &	Josie Calderon (President)	(619) 475-8524	Latino business, professional and community leaders who promote

Organization	Contact	Phone #	Activities/Representation
Professional Association			economic and social prosperity for the local Latino community.
South Bay Partnership (Healthy Eating, Active Communities Grantee)	Tanya Rovira-Osterwalder & Dana Richardson	(619) 691-8801 (619) 472-4607	Grantee of the Healthy Eating, Active Communities grant designed to fight childhood obesity, promote healthy eating, and advocate state and local policy changes for healthy and active communities.
Walk San Diego	Tina Zenzola	(619) 281-1656	Works with municipalities and planning groups to advocate progressive design methods to increase community walkability.
Otay Valley Regional Park Citizens Advisory Committee	John Willett (Chair)	(619) 420-1607	Local organization created to promote the establishment of public recreation and habitat protection within Otay River Valley.
Southwest Chula Vista Civic Association	Theresa Acerro	(619) 425-5771	New community association in the Southwest consisting of local residents and businesses with an interest in civic activities and the local economy.
Crossroads II	Patricia Aguilar	(619) 475-8899	Community organization of residential and business members representing local interests in city governance, planning activities, and development.

H. Reduction of Threats to Human Health and the Environment (max 26 pts)

H-1 How and to what extent will funds be used to identify and/or reduce threats to human health and the environment?

The main objective of the Community-Wide Assessment Grant is to create a healthy, safe, and equitable community. To ensure progress, the Agency will continue its partnership with Cal-EPA and complete environmental studies in accordance with applicable Cal-EPA programs. To identify threats to human health and the environment, particularly to sensitive populations and to the Otay River Valley, a community-wide inventory of potential brownfield sites in the Southwest Redevelopment Project Area will be conducted, documenting property data, business activities, current or past petroleum leaks, and funding eligibility. Data will be incorporated in the existing citywide Geographic Information System for staff and property owner use in planning and development processes. Upon completing the inventory, criteria for prioritizing the sites for Phase I Site Assessments will be developed. These criteria may include: (1) proximity to sensitive receptors such as schools, residences, or the Otay Valley Regional Park and river basin; (2) sites where current or past petroleum leaks exist, and where owners are willing to relocate; (3) vacant or open space areas thought to be impacted by petroleum leakage; or (4) properties

that would facilitate early redevelopment efforts. By focusing on sites near sensitive receptors, grant funds will assist in addressing health concerns such as higher than average childhood asthma hospitalization rates, childhood overweight rates, and diabetes rates.

Phase I ESA's will be completed for 12 to 15 sites, in accordance with the AAI rules. Based on the results of the Phase I ESA's, Phase II Site Assessments will be conducted for up to five (5) sites, which will be prioritized according to the factors listed above and/or additional or different factors based on community input. Analytical results from the Phase II Assessments will be used to conduct a human health and ecological risk assessment to evaluate whether a threat exists. These risk assessments will be completed in accordance with the state's toxic substances, air quality, and water quality oversight agencies. The final phase of the grant will create an actionable plan to remediate priority sites, incorporating extensive community input. Involving the community in prioritizing and planning for cleanup will focus attention on community priorities like walkability, eliminating incompatible land uses, and increasing park land or non-profit uses.

H-2 To what extent are you working with your local, state, or tribal health agency to ensure protection of public health and the environment?

Depending on the nature of the contaminant type, business activity, media or concern, and/or exposure pathway, site investigation and cleanup planning may be conducted under the oversight of state and local oversight agencies. The Agency will work with the local health department from the beginning, and create a Brownfields Advisory Committee. Once the inventory is complete, the Agency will meet with local and state regulatory agencies to get their assistance prioritizing sites for Phase I assessments. Once specific sites are identified for further assessment, cleanup, and redevelopment, the Agency will work closely with the state regulatory agency to properly address threats to human health and the environment in accordance with the health and safety and water codes.

The Agency can also work through state legislation passed in 2004 (the California Land Reuse and Revitalization Act) that provides liability protections to brownfield developers, innocent landowners and contiguous property owners. These protections are intended to promote the cleanup and redevelopment of blighted contaminated properties and ensure that the property is ready for reuse.

I. Leveraging of Additional Resources (max 10 pts)

I-1 Identify the funds that your agency/organization has committed or will commit to meet the assessment needs not met through this grant.

In 2006, the Agency adopted a *Five Year Implementation Plan* for the Southwest Redevelopment Project Area establishing policy direction that specifically calls for brownfields assessments and cleanup. To that end, the Redevelopment Agency will continue to use its primary source of revenue, Tax Increment Financing (TIF), to provide any additional funding necessary to successfully carry out brownfields activities in Southwest Chula Vista. The Agency receives approximately \$13.1 million in gross tax increment revenue annually, which can be used for a number of community improvements, including brownfield cleanup. Additionally, the Agency will commit one to two full time employees to work on grant activities, which equates to an annual contribution of approximately \$100,000.

I-2 Demonstrate your ability to leverage funds.

Through collaborative partnerships, the City, Agency, and community partners have leveraged several funding sources for the Southwest, including:

- \$2.1 million in regional funds for capital infrastructure improvements in a key location in the Southwest, which was leveraged with \$500,000 in Agency tax increment;
- \$1 million total in federal and state funds for school zone infrastructure improvements; being leveraged with the City's general fund, the elementary school district, and community volunteerism;
- \$242,000 in state funds for walk audits around all 36 of the city's elementary schools, including those in the Southwest, to prioritize areas for future infrastructure improvements;
- \$900,000 for traffic signal improvements, including in the Southwest;
- And funding to improve recycling in multi-family housing developments in the City, leveraging funding from the City's general fund and from the local waste removal company.

This Community-wide Assessment Grant could leverage additional funds and build on these ongoing improvements in the Southwest.

J. Programmatic Capability (max 20 pts)

J-1 Demonstrate your ability to manage this grant and successfully perform all phases of work.

The Redevelopment Agency has utilized public funds for the purpose of revitalizing blighted communities and implementing community and economic development projects for 35 years. The City also has significant experience managing federal funds; Chula Vista has been an entitlement community of the Department of Housing and Urban Development (HUD) since 1974. The City implemented a Federal Grant Program Management Plan, to regulate the manner in which federal grant programs are administered. This includes planning, regulatory compliance, contract administration, and fiscal management – activities that are overseen by various City departments such as Redevelopment Agency and Finance Department.

The activities described in this proposal will be led by Eric Crockett, Redevelopment Manager. Mr. Crockett has 13 years of redevelopment experience, including brownfields redevelopment, both in Chula Vista and in National City, which borders Chula Vista. He initiated National City's brownfield program, including the application of a 2002 grant proposal which was awarded and successfully completed. Mr. Crockett manages the Redevelopment Agency's staff of ten redevelopment and housing professionals. One or two full time employees would be assigned to work on implementing proposed grant activities, if awarded. These would be staff members that are most familiar with brownfields redevelopment and/or with the target community. Grant activities would be directly in line with the Agency's 2006-2010 *Five Year Implementation Plan*, which directly calls for brownfields assessments and cleanup in the Southwest Project Area. Additionally, the Agency has the ability to hire qualified consultants for technical expertise, and has extensive experience managing consultants.

J-2 Describe your history of managing federal funds.

The City of Chula Vista has managed federal funds since the inception of the Community Development Block Grant Program in 1974. In addition, the City also receives pass-through grant funds from the U.S. Department of Transportation, U.S. Department of Justice, U.S.

Department of Treasury, U.S. Department of Education, U.S. Department of Emergency Services, U.S. Department of Homeland Security, and the Federal Highway Administration. In the Single Audits Report, the City received an unqualified opinion with no findings or questioned costs for the federal grants tested, and was rated as a “low-risk” auditee.

J-3 If you have been a recipient of an EPA Brownfields cooperative agreement(s) or other EPA or Federal assistance agreements, provide information regarding your compliance.

The Agency has not previously been a recipient of EPA assistance. However, the City’s federal grant funds are highly regulated and require strict adherence to project monitoring and reporting compliance. The City submits detailed progress and accomplishment data, on each of the grant-funded activities, quarterly and yearly through the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER provides HUD with detailed financial and service beneficiary information. In addition, it explains how the City is carrying out its strategies, projects, and activities. The 2006/2007 CAPER demonstrates that the City accomplished its goals and expended grant funds in a timely manner, within the mandated spending caps.

J-4 Describe your plans for tracking and measuring progress towards achieving the expected outputs and outcomes, including those identified in Section I.

The City currently uses a performance measurement system in which data is collected, progress is tracked, and individual reporting is provided on projects. This system has successfully allowed the City to identify project outcomes. It is the City’s intent to utilize a similar tracking system for the EPA Community-Wide Brownfields Assessment Grant. Once the grant workplan has been approved, the project schedule and schedule of deliverables will be input into this system and tracked. The Agency would regularly report out on grant activities, and progress updates would be included in the Agency’s annual report.

To track and measure progress, the following key performance metrics have been identified:

- Brownfield Inventory: Was the Inventory completed expeditiously? Does it support the selection of sites for further assessment? Were Property Profile Forms completed in compliance with EPA guidelines?
- Community Outreach: Is sufficient early notification being provided? Is the targeted community being reached? Are public meetings representative of a broad spectrum of the community? Is the target community staying involved?
- Site Assessment and Investigation: Is the relevant regulatory agency involved? Is site access being achieved efficiently? Was the maximum number of intended Phase I and Phase II completed? Do the results support early redevelopment opportunities?
- Project Controls: Is the baseline schedule realistic? Are project milestones being achieved? Are cost/scope changes notices kept to a minimum and being addressed proactively? Are project tasks being completed within the budget?
- Leveraging Additional Resources: Have additional funding sources been identified? Are funds being maximized?